160.0	0001	0009.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	713,500	/	713,500
USE VALUE:	713,500	/	713,500
ASSESSED:	713,500	/	713,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARCIA DOMINGO P JR
Owner 2:	
Owner 3:	
Street 1:	147 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GARCIA PAULINA P -
Owner 2:	-
Street 1:	147 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1662 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6982.000	272,900		440,600	713,500
Total Card	0.160	272,900		440,600	713,500
Total Parcel	0.160	272,900		440,600	713,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.42 | /Parcel: 429.42

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106487
GIS Ref	
GIS Ref	
Insp Date	06/09/18

!12490!

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0009.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	272,900	0	6,982.	440,600	713,500		Year end	12/23/2021
2021	101	FV	263,300	0	6,982.	440,600	703,900		Year End Roll	12/10/2020
2020	101	FV	263,300	0	6,982.	440,600	703,900	703,900	Year End Roll	12/18/2019
2019	101	FV	268,200	0	6,982.	440,600	708,800	708,800	Year End Roll	1/3/2019
2018	101	FV	261,400	0	6,982.	390,300	651,700	651,700	Year End Roll	12/20/2017
2017	101	FV	261,400	0	6,982.	327,300	588,700	588,700	Year End Roll	1/3/2017
2016	101	FV	261,400	0	6,982.	327,300	588,700	588,700	Year End	1/4/2016
2015	101	FV	220,000	0	6,982.	283,300	503,300	503,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:54:06

LAST REV

Date	Time
10/19/20	12:16:26
mmcmakin	
12490	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARCIA PAULINA	71543-385	1	8/29/2018	Convenience	1	No	No		Paulina P Garcia dod 10/7/2020
	12212-646		5/26/1972		38,500	No	No		N

USER DEFINED

Prior Id # 1:	106487
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/22/2006	509	Redo Bat	5,100			G8	GR FY08	
9/21/2005	859	Redo Bat	8,000			G7	GR FY07	
8/3/1995	451	Manual	2,400					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	Inspected	BS	Barbara S
5/30/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	345	PATRIOT
10/27/2006	Permit Visit	BR	B Rossignol
12/6/1999	Meas/Inspect	256	PATRIOT
7/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6982		Sq. Ft.	Site		0	70.	0.90	8									440,624						440,600	

Total AC/HA:	0.16028	Total SF/SM:	6982	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	440,624	Spl Credit		Total:	440,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.02347612
Adj $ / SQ:	138.169
Other Features:	99384
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335198
Depreciation:	62347
Depreciated Total:	272851

COMMENTS

OF=SINK IN BMT SUMP PUMP IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

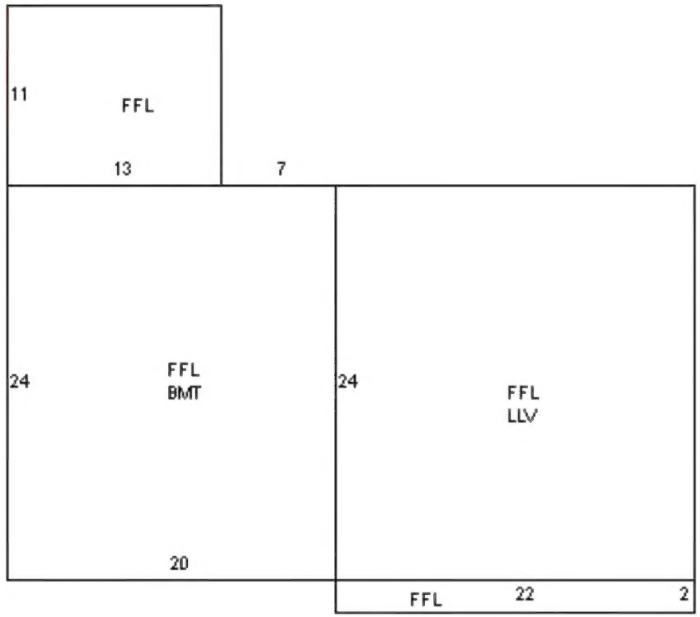
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.17
Special Features:	0	Val/Su Net:	123.88
Final Total:	272900	Val/Su SzAd	228.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,195	138.170	165,112
LLV	Lower Level	528	86.420	45,632
BMT	Basement	480	52.230	25,069

Net Sketched Area:	2,203		Total:	235,813	
Size Ad	1195	Gross Area	2203	FinArea	1662

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
LLV	100	FLA	52	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0001-0009.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	